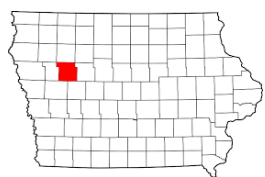


SAC COUNTY, IOWA FARMLAND



To Be Sold At

PUBLIC AUCTION

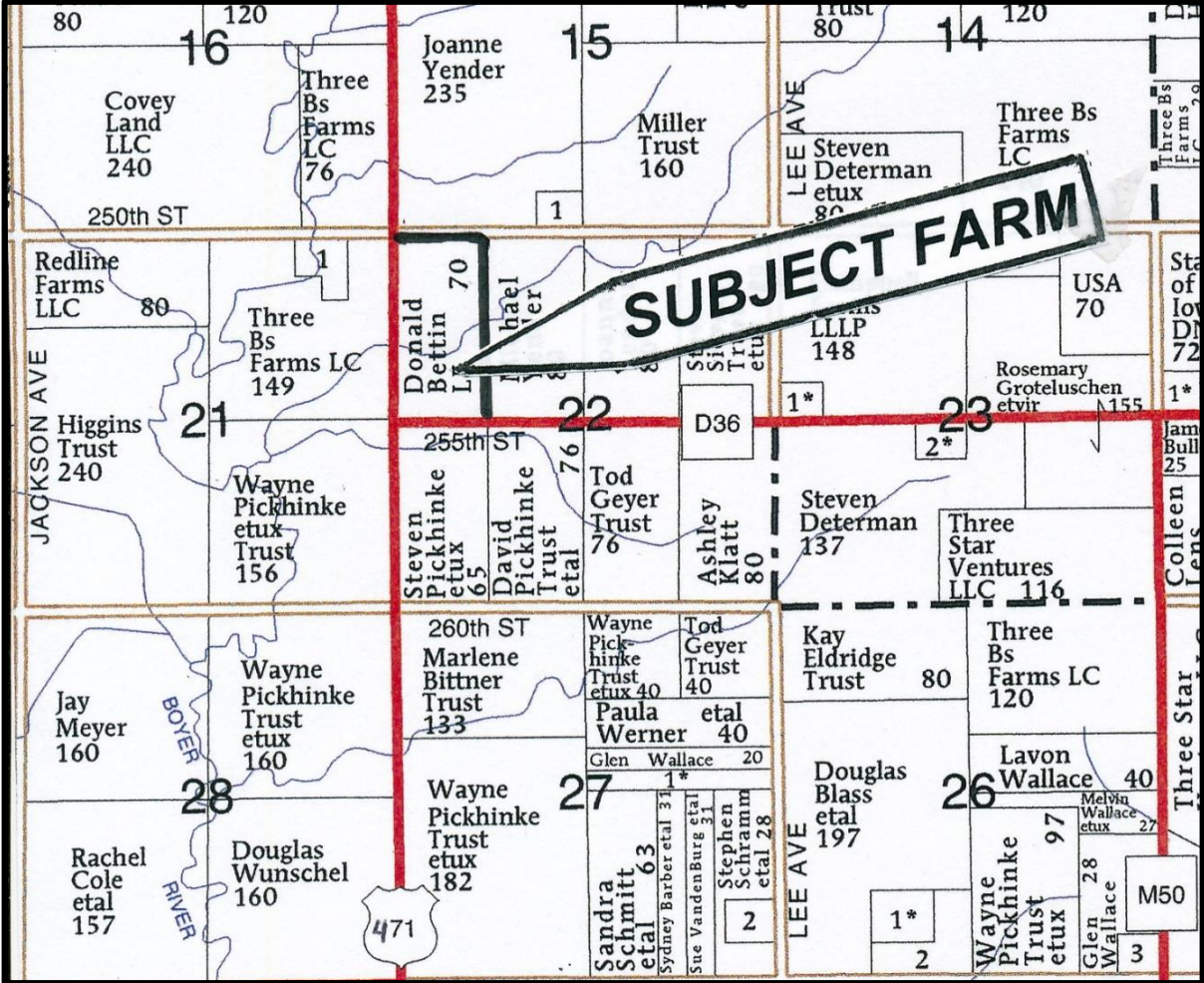
Friday, November 18, 2022

at: 10:00 A.M.

► Sale held at the VFW Hall, North 5th Street, Sac City, Iowa ◀

Farm is located at the Intersection of D36(Old Hwy. #20) & #417 (former #71) OR from Early, IA. 2 miles South on #471 (Karr Ave.)

(Part of Boyer Valley Twp., Sac County, IA. plat)



AUCTIONEER'S NOTE

An outstanding opportunity to acquire a highly productive, very well-located parcel of Sac County farmland that would make a solid addition to an existing operation or an Ideal Investor/Income type property. Check our website for more information and/or contact the Auctioneers.

LEGAL DESCRIPTION

W1/2 NW1/4, EX part, Section 22, T88N, R37W of 5th P.M. (Boyer Valley Twp.), Sac County, Iowa

GENERAL DESCRIPTION

This is a productive parcel of Sac County land located just South of Early, IA. along a hard surfaced road. Farm will be offered on the basis of 67.67 acres, m/l.
FSA rates as: Cropland of 66.06 with a Corn Base of 41.84 and a Soybean Base of 18.16.
Current real estate taxes: \$ 2,156./year.
Surety Digital Soil Service: CSR2 of 89.8

TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before December 28, 2022. Full Possession given upon closing. Real Estate taxes will be pro-rated to date of closing. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will also be available. To Register to Bid, AT LEAST 48 HRS. PRIOR TO THE SALE, visit our website and/or contact the Auctioneers

Carol (Bettin) Focht, Owner

Attorney for Seller: Bruce Becker, Becker & Brotherson Law Office, Sac City, IA.
Sale Arranged & Conducted By:



Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers
Sac City, IA., ph. 712-662-4442

website: www.greenrealestate-auction.com